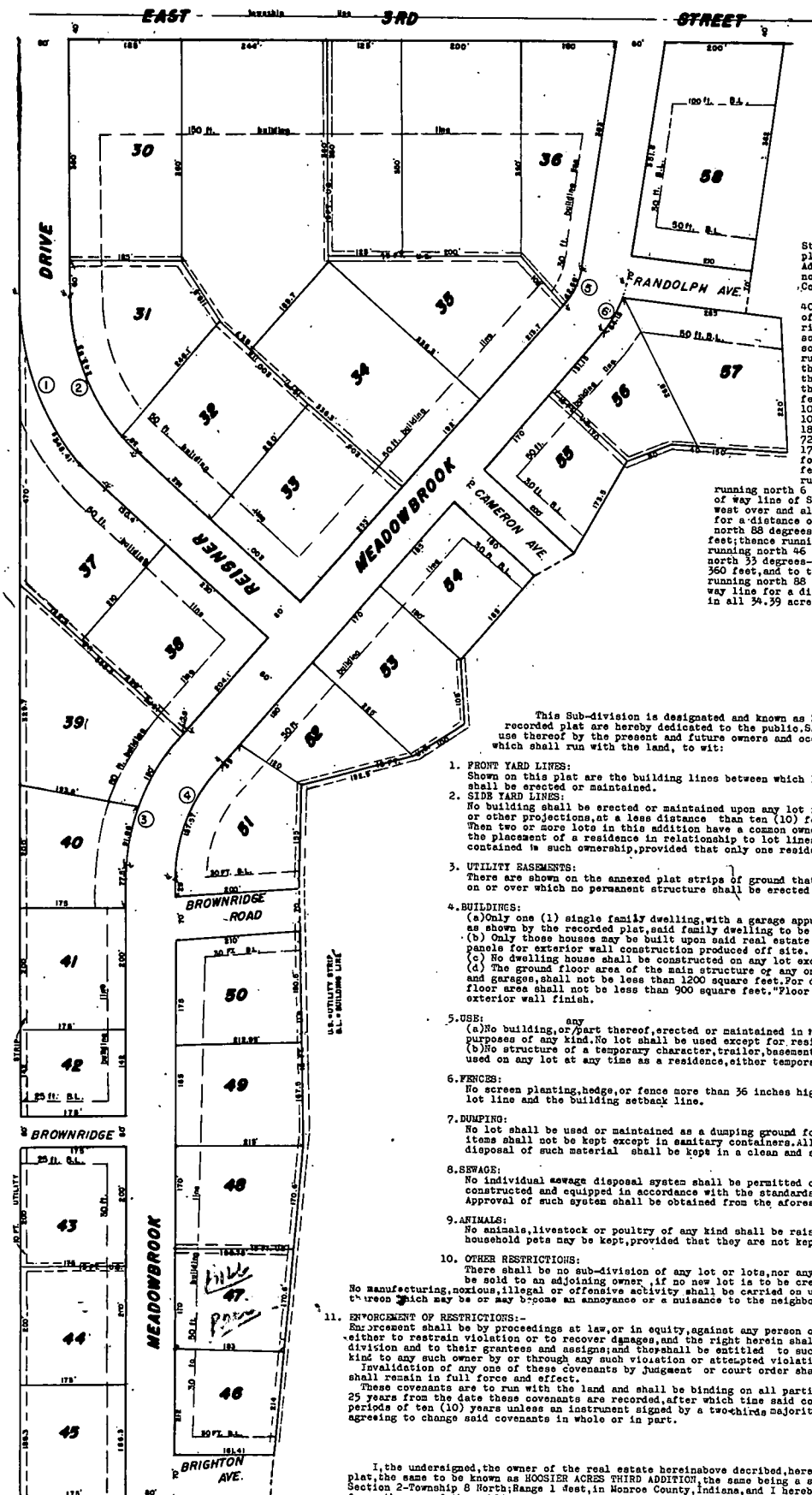


HOOSIER ACRES 3rd ADD.

HOOSIER ACRES 3RD. ADDITION

NO.	ANGLE	TAN.	RADIUS
1	48-00	185.6	418.9
2	48-00	150.0	336.9
3	42-28	180.02	334.58
4	48-28	99.3	254.58
5	38-04	22.00	74.8
6	53-04	45.73	154.11

1, the undersigned, licensed civil engineer in the State of Indiana, do hereby certify that the above shown plat is a true representation of the Hoosier Acres 3rd Addition, the same being a sub-division of a part of the Northwest quarter of section 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 8

John T. Stapleton
Civil Engineer.

This Sub-division is designated and known as HOOSIER ACRES THIRD ADDITION. All streets shown on the recorded plat are hereby dedicated to the public. Said property, and all lots within said addition, and the use thereof by the present and future owners and occupants, shall be subject to the following restrictions which shall run with the land, to wit:

1. **PROFT YARD LINES:**
Shown on this plat are the building lines between which lines and the street lines no building, or parts thereof, shall be erected or maintained.
2. **SIDE YARD LINES:**
No building shall be erected or maintained upon any lot in this sub-division, including porches, bay windows, eaves, or other projections, at a less distance than ten (10) feet from the adjacent rear property line of said lot. When two or more lots in this addition have a common owner, this restriction shall be inoperative as regards to the placement of a residence in relationship to lot lines lying between and being common to the several lots contained in such ownership, provided that only one residence is built on such lots.
3. **UTILITY EASEMENTS:**
There are shown on the annexed plat strips of ground that are hereby reserved for the use of public utilities: on or over which no permanent structure shall be erected or maintained.
4. **BUILDINGS:**
(a) Only one (1) single family dwelling, with a garage appurtenant thereto, may be erected or maintained on each lot as shown by the recorded plat, said family dwelling to be used for residence purposes only.
(b) Only those houses may be built upon said real estate which are not pre-cut off site, and which do not contain panels for screen or wall construction produced off site.
(c) No dwelling house shall be constructed on any lot except where the structural walls are fabricated on said lot.
(d) The ground floor area of the main structure of any one story residence, exclusive of open porches, breezeways and garages, shall not be less than 1200 square feet. For dwellings of more than one (1) story in height the ground floor area shall not be less than 900 square feet. "Floor Area" shall be measured from outside to outside of exterior wall finish.
5. **USE:**
(a) No building, or part thereof, erected or maintained in this sub-division shall be used for business or commercial purposes of any kind. No lot shall be used except for residential purposes.
(b) No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out buildings shall be used on any lot at any time as a residence, either temporarily or permanently.
6. **FENCES:**
No screen planting, hedge, or fence more than 36 inches high, shall be permitted on side lot lines between the front lot line and the building setback line.
7. **DUMPING:**
No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste material, and such items shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
8. **SEWAGE:**
No individual sewage disposal system shall be permitted on any lot, or part thereof, unless such system is located constructed and equipped in accordance with the standards and requirements of the Indiana State Board of Health. Approval of such system shall be obtained from the aforesaid authority.
9. **ANIMALS:**
No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.
10. **OTHER RESTRICTIONS:**
There shall be no sub-division of any lot or lots, nor any sale thereof in parcels, except a portion of a lot may be sold to an adjoining owner, if no new lot is to be created. No lot shall be divided to make two (2) or more lots. No manufacturing, noxious, illegal or offensive activity shall be carried on upon any lot, or part thereof, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood or occupants thereof.
11. **ENVIRONMENTAL OF RESTRICTIONS:-**
Enforcement shall be by proceedings at law, or in equity, against any person or persons violating or attempting to violate any covenant, agreement or restriction herein contained, and the right herein shall inure to the owners of the several lots in this sub-division and to their grantees and assigns; and there shall be entitled to such relief without being required to show any damage of any kind to any such owner by or through any such violation or attempted violation.
Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years until the expiration of the term of the instrument by a two-thirds majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

I, the undersigned, the owner of the real estate hereinabove described, hereby acknowledge the execution of the above and foregoing plat, the same to be known as HOGSIER ACRES THIRD ADDITION, the same being a sub-division of a part of the Northeast quarter of Section 2-Township 8 North-Range 1 West, in Monroe County, Indiana, and I hereby dedicate the streets or roads shown on said plat for the use of the public.

Witness my hand and seal this 25th day of April, 1958.

Eva R. Brown
Eva R. Brown

STATE OF INDIANA SS
COUNTY OF MONROE

Before me, a Notary Public, in and for said County and State, this 25th day of April, 1958, personally appeared Eva R. Brown, unmarried and of legal age, and acknowledged the execution of the above and foregoing plat of HOOSIER ACRES THIRD ADDITION, to be her own voluntary act and deed, and for the uses and purposes therein stated.

Witness my hand and Notarial seal this 25th day of April, 1958

My commission expires:
September 17, 1961.

George M. Tomey
George M. Tomey-Notary Public.

APPROVED: MONROE COUNTY PLAN COMMISSION

By John T. S. [Signature] President
By Richard J. [Signature] Secretary

APPROVED: MONROE COUNTY BOARD OF COMMISSIONERS

By Walter Brachhaber Member
By Wm. H. Stucky Member
By Walter B. Duncan Member

{ THIS APPROVAL IS FOR THE PLAT ONLY AND DOES NOT CONSTITUTE ACCEPTANCE
- OF STREETS OR ROADS IN SAID SUB-DIVISION

Duly entered for taxation this 25 day of April 1958

Rodney F. Brown
Auditor of Monroe County, Indiana

1100SIED ALLEG 300 ADD

AREA A = 2.19 AC

AREA B = 3.39 AC

AREA C = 3.22 AC

AREA D = 3.45 AC

AREA E = 4.28 AC

AREA F = 4.33 AC

AREA G = 2.21 AC

AREA H = 2.13 AC

AREA I = 2.00 AC

AREA J = 3.27 AC

AREA K = 2.82 AC

24.39 AC

STATE OF INDIANA)

SS:

COUNTY OF MONROE)

Before me, a Notary Public, in and for said County and State, this _____ day

Witness my hand and Notarial seal this _____ day of _____, 1958.

George M. Tomey-Notary Public

My commission expires:

September 17, 1961.

APPROVED: MONROE COUNTY PLAN COMMISSION

BY _____

President

BY _____

Secretary

APPROVED: _____

MONROE COUNTY BOARD OF COMMISSIONERS

Duly entered for taxation this _____ day of _____, 1958.

Auditor of Monroe County, Indiana

Fee \$ Paid.

HOOSIER ACRES 3rd ADD

A PT. OF THE NE $\frac{1}{4}$ OF SEC. 2 - T8N; R14W - IN MONROE COUNTY, INDIANA - BEGINNING @ A POINT THAT IS 545.5 FT. EAST & 40 FT. SOUTH OF THE NW COR. OF THE SAID NE $\frac{1}{4}$ - SAID POINT BEING @ ON THE SOUTH R/W LINE OF STATE HWY # 46; THENCE RUNNING S 0-31 E FOR A DISTANCE OF 2438 FT. & TO THE SOUTH LINE OF THE SAID SE $\frac{1}{4}$; THENCE RUNNING S 88-27 E FOR A DISTANCE OF 409.24 FT; THENCE RUNNING N 5-32 E FOR A DISTANCE OF ⁶²~~627.70~~ 625.20 FT; THENCE RUNNING N 1-50 W for a distance of 418 FT; THENCE RUNNING N 2-16 W for a distance of 155 ft; THENCE RUNNING N 75-48 E for a distance of 192.5 ft; THENCE RUNNING N 59-18 E for a distance of 100.00 ft; THENCE RUNNING N 1-36 W for a distance of 105 ft; THENCE RUNNING N 42-16 E for 185 ft; THENCE RUNNING N 56-58 E for 72.80 ft; THENCE RUNNING N 29-30 E for 173.5 ft; THENCE RUNNING N 69-30 E for 80 ft; THENCE RUNNING N 88-39 E for ^{190.00}~~189.92~~ ft; THENCE RUNNING N 3 W for 220 ft; THENCE N 30-30 W for 83.7 ft; THENCE RUNNING N 6-49 E for 362 ft; & TO THE SOUTH R/W OF S.R. # 46; THENCE RUNNING N 88-27 W over & along the said south R/W line of S.R. # 46 for a distance of 440 ft; THENCE RAIL for 350 ft; THENCE RUNNING N 88-27 W for 325.00 ft; THENCE RUNNING South for 10 ft; THENCE RUNNING S 43-28 W for 188.7 ft; THENCE RUNNING N 46-32 W for 67.7 ft; THENCE RUNNING N 33-30 W for 116.5 ft; THENCE RUNNING North for 360 ft & TO THE SOUTH R/W line of S.R. # 46; THENCE RUNNING N 88-27 W over & along the said south R/W line of S.R. # 46 for a distance of 265 ft & to the place of Beginning
Containing in all 34.33 Acres, more or less

HOOSIER ACRES 3rd ADD.

LINE	LENGTH	BEARING	LATITUDE		DEPARTURE		NOTES
			N	S	E	W	
AB	2438.00	S 0-31 E		2437.75	21.94		
BC	255.00	S 88-27 E		6.88	254.90		
CC'	41	N 0-31 W	40.99			0.37	
C-C²	158.11	S 88-27 E		4.27	158.04		
C²D	587.70	N 5-32 E	584.93		56.75		
DE	418.00	N 1-00 W	417.91			7.25	
EF	155.00	N 2-16 W	154.87			6.12	
FG	192.5	N 75-48 E	47.22		186.61		✓
GH	100.00	N 59-18 E	51.05		85.98		
HI	105.00	N 1-36 W	104.95			2.92	
IJ	185.00	N 42-16 E	136.90		124.41		
JK	72.80	N 56-58 E	39.78		61.02		
KL	173.5	N 29-30 E	151.09		85.43		
LM	80.00	N 69-30 E	28.01		74.93		
MN	190.00	N 88-30 E	4.97		189.92		
NO	220.00	N 3-00 W	219.69			11.51	
OP	83.7	N 30-30 W	78.11			42.48	
PQ	362	N 6-49 E	359.42		42.93		
QR	440	N 88-27 W	11.61			439.62	
RS	350	SOUTH		350.00			
ST	325.00	N 88-27 W	8.77			324.87	
TU	10.00	SOUTH		10.00			
*UV	188.7	S 43-28 W		136.93		129.81	✓
WX	67.7	N 46-32 W	46.57			49.12	
XY	116.5	N 33-30 W	97.14			64.29	
YZ	360.00	NORTH	360.00				
ZA	265	N 88-27 W	9.25			264.89	
			2945.763	2945.83	1342.86	1343.20	
					-0.34		
		DIFF.	10.68				

HOOSIER ACRES 3RD ADD.

LINE	LENGTH	BEARING	LATITUDE (COS)		DEPARTURE (SINE)		NOTES
			N	S	E	W	
AB	2438.00 255.00	S0-31E SOUTH S98-27E		2437.75 6.88	21.94 258.90		
BC	409.24 70.00	EAST N88-31W	69.95 624.75		409.24 68.51	0.63	
CD	(627.70)	N4E	623.64		43.60		
DE	418.00	N1-00W	417.91 417.58			17.25	
EF	155.00	N12-16W	154.87			6.12	✓
FG	192.5	N75-48E	47.22		186.61		✓
GH	100.00	N59-18E	51.05		85.98		✓
HI	1105.00	N1-36W	104.95			2.92	✓
IJ	185.00	N42-16E	136.90		124.41		✓
JK	72.80	N36-58E	39.78		61.02		
KL	173.5	N29-30E	151.09		85.43		
LM	80.00	N69-30E	28.01		74.93		
MN	190.00	N88-30E	4.97		189.92		
NO	220.00	N3W	219.69			11.51	
OP	83.7	N30-30W	72.11			42.48	
PQ	362	N6-49E	359.42		42.93		
QR	440	N88-27W WEST	11.61			439.62 440.00	
RS	350	SOUTH		350.00			
ST	325	WEST	8.77			325.00	✓ CHECK
TU	110.90	SOUTH		10.00			
UV	188.7	S43-28W		136.93		129.81	
WX	67.7	N46-32W	46.57			49.12	
XY	116.5	N33-30W	97.14			64.29	
YZ	360	NORTH	360.00				
ZA	265	N88-27W	6.59			264.89	
DIFF=			2935.03	2934.68	1342.92	1343.06	
			0.35		0.14		

1343.06
1342.92
- 0.14

HOOSTER Acres - 300 Add

①

VOID

A PART OF THE N.E. $\frac{1}{4}$ OF SECTION 2-T8N; R1W,
MONROE COUNTY INDIANA. — BEGINNING AT A POINT
THAT IS 545.5 FT. EAST + 40 FT. SOUTH OF THE
N.W. CORNER OF THE SAID N.E. $\frac{1}{4}$, SAID POINT BEING
ON THE SOUTH R/W LINE OF STATE HIGHWAY
No. 46; THENCE RUNNING S-0-31 EAST FOR A DISTANCE
OF 2438 FEET, + TO THE SOUTH LINE OF THE SAID
S.E. $\frac{1}{4}$; THENCE RUNNING EAST FOR A DISTANCE OF
409.24 FT; THENCE RUNNING N 5-32 E FOR A DISTANCE
OF 627.7 FT; THENCE RUNNING N 1-W FOR A DISTANCE
OF 418 FT; THENCE RUNNING N 2-16 W FOR A DISTANCE
OF 155 FT; THENCE RUNNING N 75-48 E FOR A DISTANCE
OF 192.5 FT; THENCE RUNNING N 59-18 E FOR A DISTANCE OF
100 FT; THENCE RUNNING N 1-36 W FOR A DISTANCE OF 105 FT;
THENCE RUNNING N 42-16 E FOR A DISTANCE OF 185 FT;
THENCE RUNNING N 56-58 E FOR A DISTANCE OF
72.80 FT; THENCE RUNNING N 29-30 E FOR A DISTANCE OF
173.5 FT; THENCE RUNNING N 69-30 E FOR A DISTANCE OF
80 FT; THENCE RUNNING N 88-30 E FOR A DISTANCE
OF 190 FT; THENCE RUNNING N 3 W FOR A DISTANCE OF
220 FT; THENCE RUNNING N 30-30 W FOR A DISTANCE OF
83.7 FT; THENCE RUNNING N 6-49 E FOR A DISTANCE
OF 362 FT; + TO THE SOUTH R/W LINE OF S.R. #46;
THENCE RUNNING N 88-27 W OVER + ALONG THE SAID
SOUTH R/W LINE OF S.R. #46 FOR A DISTANCE OF 440 FT;
THENCE RUNNING SOUTH FOR A DISTANCE OF 350 FT;
THENCE RUNNING N 88-27 WEST FOR A DISTANCE OF
325 FT; THENCE RUNNING SOUTH FOR A DISTANCE OF
10 FT; THENCE RUNNING S 43-28 W FOR A DISTANCE OF
188.7 FT; THENCE RUNNING N 46-32 W FOR A DISTANCE

Hoosier Acres - 3rd Add

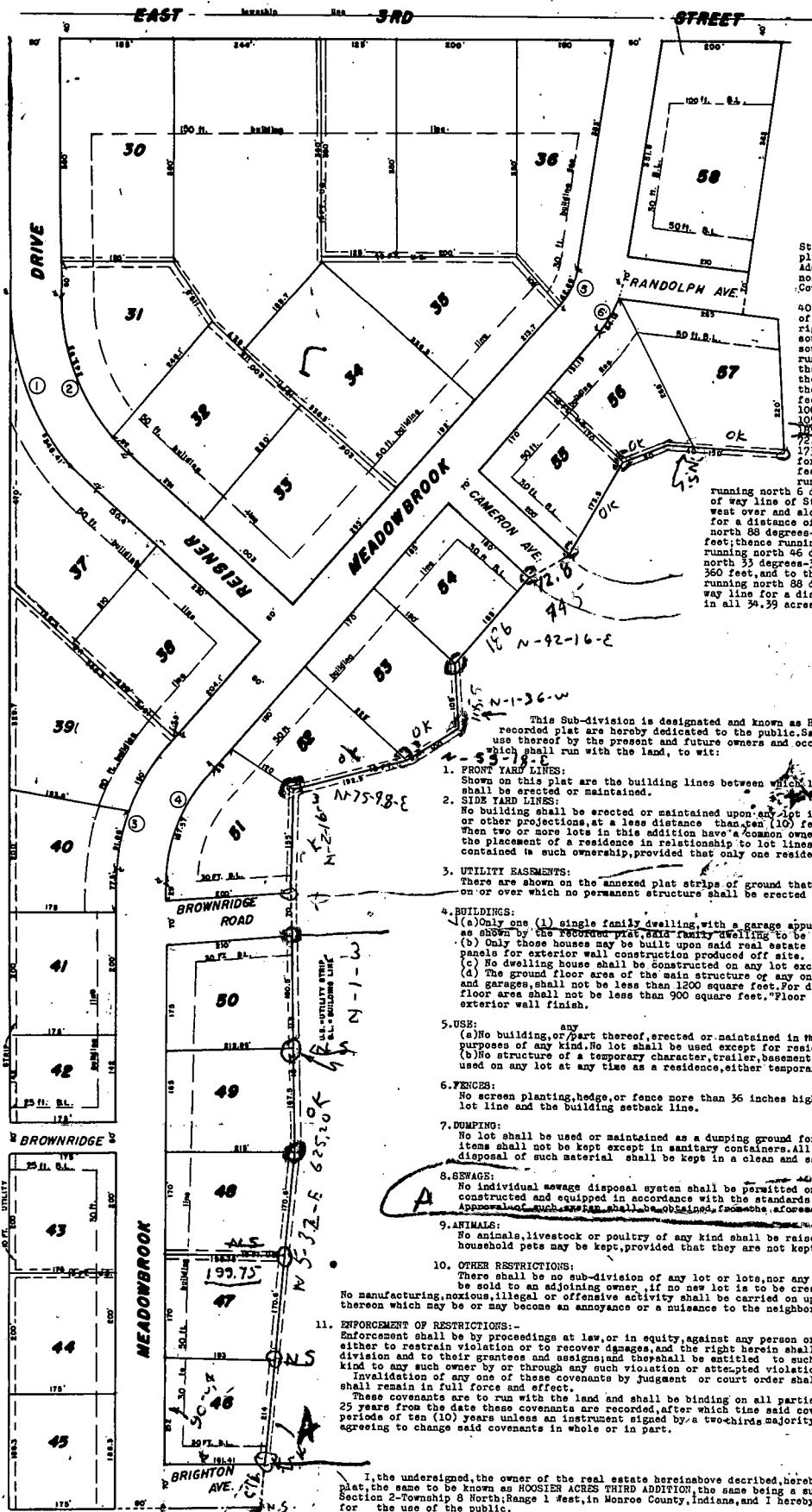
①

VOID

A PART OF THE NE. $\frac{1}{4}$ OF SECTION 2-T8N, R1W,
MONROE COUNTY INDIANA. — BEGINNING AT A POINT
THAT IS 545.5 FT. EAST + 40 FT. SOUTH OF THE
N.W. CORNER OF THE SAID N.E. $\frac{1}{4}$, SAID POINT BEING
ON THE SOUTH R/W LINE OF STATE HIGHWAY
No. 46; THENCE RUNNING S-0-31 EAST FOR A DISTANCE
OF 2438 FEET, + TO THE SOUTH LINE OF THE SAID
S.E. $\frac{1}{4}$; THENCE RUNNING EAST FOR A DISTANCE OF
409.24 FT; THENCE RUNNING N 5-32 E FOR A DISTANCE
OF 627.7 FT; THENCE RUNNING N 1-W FOR A DISTANCE
OF 418 FT; THENCE RUNNING N 2-16 W FOR A DISTANCE
OF 155 FT; THENCE RUNNING N 75-48 E FOR A DISTANCE
OF 192.5 FT; THENCE RUNNING N 59-18 E FOR A DISTANCE OF
100 FT; THENCE RUNNING N 1-36 W FOR A DISTANCE OF 105 FT;
THENCE RUNNING N 42-16 E FOR A DISTANCE OF 185 FT;
THENCE RUNNING N 56-58 E FOR A DISTANCE OF
72.80 FT; THENCE RUNNING N 29-30 E FOR A DISTANCE OF
173.5 FT; THENCE RUNNING N 69-30 E FOR A DISTANCE OF
80 FT; THENCE RUNNING N 88-30 E FOR A DISTANCE
OF 190 FT; THENCE RUNNING N 3 W FOR A DISTANCE OF
220 FT; THENCE RUNNING N 30-30 W FOR A DISTANCE OF
83.7 FT; THENCE RUNNING N 6-49 E FOR A DISTANCE
OF 362 FT; + TO THE SOUTH R/W LINE OF S.R. #46;
THENCE RUNNING N 88-27 W OVER + ALONG THE SAID
SOUTH R/W LINE OF S.R. #46 FOR A DISTANCE OF 440 FT;
THENCE RUNNING SOUTH FOR A DISTANCE OF 350 FT;
THENCE RUNNING ^N 88-27 WEST FOR A DISTANCE OF
325 FT; THENCE RUNNING SOUTH FOR A DISTANCE OF
10 FT; THENCE RUNNING S 43-28 W FOR A DISTANCE OF
188.7 FT; THENCE RUNNING N 46-32 W FOR A DISTANCE

67.7 FT; THENCE RUNNING N33-30 W FOR A DISTANCE
OF 116.5 FT; THENCE RUNNING NORTH FOR A DISTANCE
OF 360 FT; ~~THENCE RUNNING N~~ & TO THE SOUTH
R/W LINE OF S.R. #46; THENCE RUNNING N88-27 W
OVER & ALONG THE SAID SOUTH R/W LINE, FOR A
DISTANCE OF 265 FT, & TO THE PLACE OF BEGINNING
CONTAINING IN ALL ——— ACRES, more or less

HOOSIER ACRES 3RD. ADDITION



I, the undersigned, a licensed civil engineer in the State of Indiana, do hereby certify that the above shown plat is a true representation of the Hoosier Acres 3rd Addition, the same being a sub-division of a part of the northeast quarter of section 2-T8N, R1W, and in Monroe County, Indiana, and hereby described as follows:-

Beginning at a point that is 54.5 feet east and 40 feet south of the northwest corner of the said northeast quarter, said point being on the south right of way line of State Highway number 46; thence running south 0 degrees-31 minutes east for 243.8 feet; thence running south 88 degrees-27 minutes east for 409.62 feet; thence running north 5 degrees-32 minutes east for 325.20 feet; thence running north 11 degrees-00 minutes west for 418 feet; thence running north 2 degrees-18 minutes west for 107.55 feet; thence running north 75 degrees-38 minutes east for 192.5 feet; thence running north 55 degrees-18 minutes east for 100 feet; thence running north 1 degree-25 minutes west for 105 feet; thence running north 56 degrees-58 minutes east for 185 feet; thence running north 29 degrees-30 minutes east for 173.5 feet; thence running north 69 degrees-30 minutes east for 80 feet; thence running north 88 degrees-31 minutes east for 190 feet; thence running north 3 degrees west for 220 feet; thence running north 30 degrees-30 minutes west for 83.7 feet; thence running north 6 degrees-49 minutes east for 362 feet and to the south right of way line of State Highway number 46; thence running north 88 degrees-27 minutes west over and along the said south right of way for State Highway number 46 north 88 degrees-27 minutes east for 350 feet; thence running north 88 degrees-27 minutes east for 325 feet; thence running south for 168.7 feet; thence running north 46 degrees-32 minutes west for 67.7 feet; thence running north 33 degrees-30 minutes west for 116.5 feet; thence running north for 360 feet, and to the said south right of way line of State Highway number 46; thence running north 88 degrees-27 minutes west over and along the said south right of way line for a distance of 265 feet, and to the place of beginning. Containing in all 34.39 acres, more or less.

John T. Seppert
Civil Engineer

This Sub-division is designated and known as HOOSIER ACRES THIRD ADDITION. All streets shown on the recorded plat are hereby dedicated to the public. Said property, and all lots within said addition, and the use thereof by the present and future owners and occupants, shall be subject to the following restrictions which shall run with the land, to wit:

- FRONT YARD LINES:**
Shown on this plat are the building lines between which lines and the street lines no building, or parts thereof, shall be erected or maintained.
- SIDE YARD LINES:**
No building shall be erected or maintained upon any lot in this sub-division, including porches, bay windows, eaves, or other projections, at a less distance than 5 feet from the side and rear property lines of said lot. When two or more lots in this addition have a common owner, this restriction shall be inoperative as to the placement of a residence in relationship to lot lines lying between and being common to the several lots contained in such ownership, provided that only one residence is built on such lots.
- UTILITY EASEMENTS:**
There are shown on the annexed plat strips of ground that are hereby reserved for the use of public utilities, on or over which no permanent structure shall be erected or maintained.
- BUILDINGS:**
(a) Only one (1) single family dwelling, with a garage appurtenant thereto, may be erected or maintained on each lot as shown by the recorded plat and "Floor Area" shall be used for "Residence purposes" only.
(b) Only those houses may be built upon said real estate which are not pre-cut off site, and which do not contain panels for exterior wall construction produced off site.
(c) No dwelling house shall be constructed on any lot except where the structural walls are fabricated on said lot.
(d) The ground floor area of the said structure, exclusive of any one or more residence, exclusive of open porches, breezeways and garages, shall not be less than 1200 square feet. For dwellings of more than one (1) story in height the ground floor area shall not be less than 900 square feet. "Floor Area" shall be measured from outside to outside of exterior wall finish.
- USE:**
(a) No building, or part thereof, erected or maintained in this sub-division shall be used for business or commercial purposes of any kind.
(b) No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out buildings shall be used on any lot at any time as a residence, either temporarily or permanently.
- FENCES:**
No screen planting, hedge, or fence more than 36 inches high, shall be permitted on side lot lines between the front lot line and the building setback line.
- DUMPING:**
No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste material, and such items shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- SEWAGE:**
No individual sewage disposal system shall be permitted on any lot, or part thereof, unless such system is located, approved, and such sewage shall be obtained from the standards and requirements of the Indiana State Board of Health.
- ANIMALS:**
No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.
- OTHER RESTRICTIONS:**
There shall be no sub-division of any lot or lots, nor any sale thereof in parcels, except a portion of a lot may be sold to an adjoining owner, if no new lot is to be created. No lot shall be divided to make two (2) or more lots, thereon which may be or may become an annoyance or a nuisance to the neighborhood or occupants thereof.

11. **ENFORCEMENT OF RESTRICTIONS:**
Enforcement shall be by proceedings at law or in equity, against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages, and the right herein shall inure to the owners of these several lots in this sub-division and to their grantees and assigns, and they shall be entitled to such relief without being required to show any damage of any kind to any such owner by or through any such violation or attempted violation.
Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a two-thirds majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

I, the undersigned, the owner of the real estate hereinabove described, hereby acknowledge the execution of the above and foregoing plat, the same to be known as HOOSIER ACRES THIRD ADDITION, the same being a sub-division of a part of the Northeast quarter of Section 2-T8N, R1W, and in Monroe County, Indiana, and I hereby dedicate the streets or roads shown on said plat for the use of the public.

Witness my hand and seal this 25th day of April, 1958.

Eva R. Brown
Eva R. Brown

STATE OF INDIANA SS
COUNTY OF MONROE
Before me, a Notary Public, in and for said County and State, this 25th day of April, 1958, personally appeared Eva R. Brown, unmarried and of legal age, and acknowledged the execution of the above and foregoing plat of HOOSIER ACRES THIRD ADDITION, to be her own voluntary act and deed, and for the uses and purposes therein stated.

Witness my hand and Notarial seal this 25th day of April, 1958

My commission expires:
September 17, 1961.

APPROVED: MONROE COUNTY PLAN COMMISSION

By *John T. Seppert* President
By *Raymond J. Brown* Secretary

APPROVED: MONROE COUNTY BOARD OF COMMISSIONERS

By *Walter B. Brown* Member
By *Wm. H. Hunsaker* Member
By *Walter B. Brown* Member

RECORDED
REL. NO. 16
APR 23 1958

[This Approval is for the Plat Only and Does Not Constitute Acceptance of Streets or Roads in Said Sub-Division.]

Only entered for taxation this 25 day of April, 1958

Raymond J. Brown
Auditor of Monroe County, Indiana.

FENCE
MON - 6.5
TUES - 3

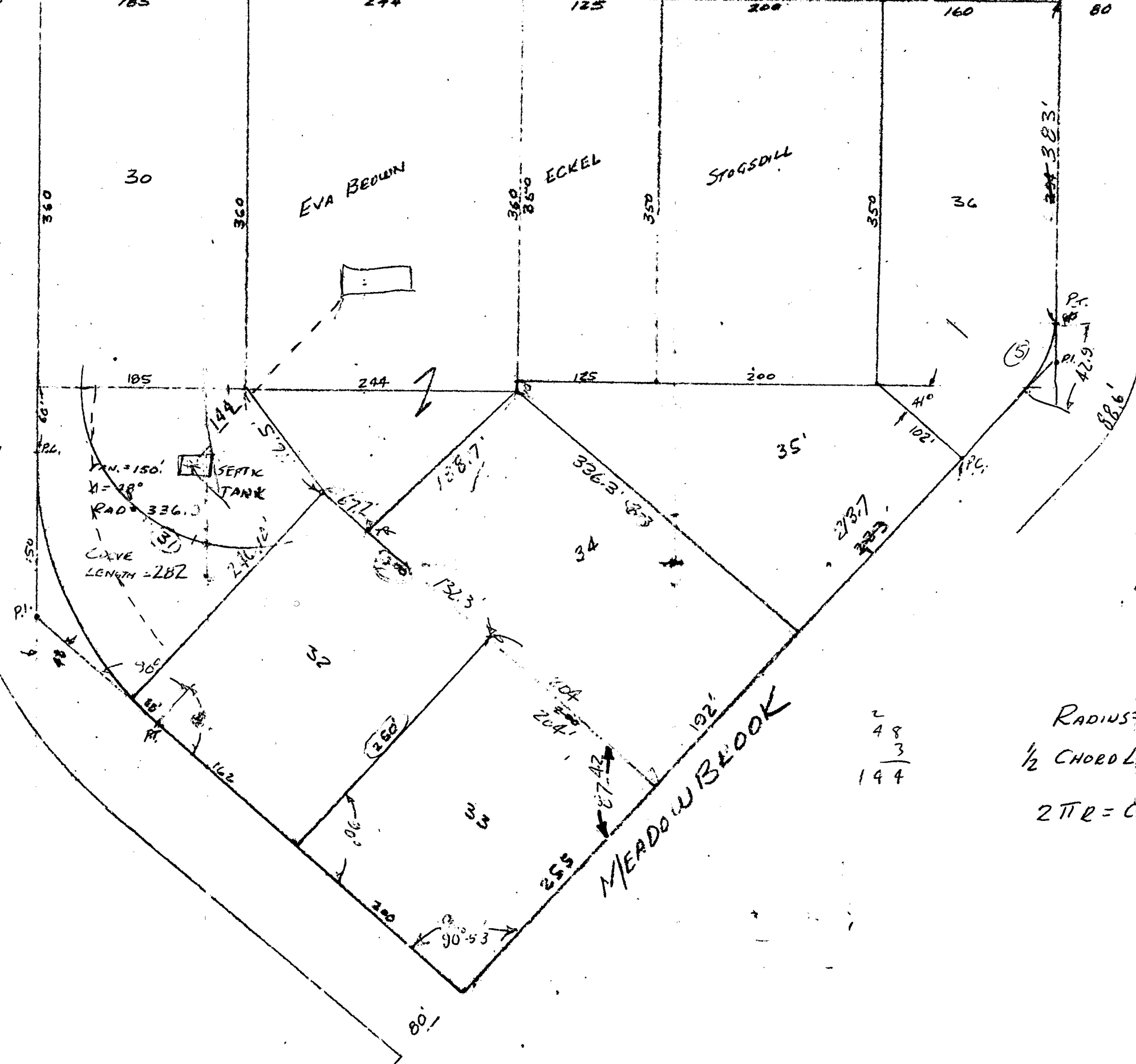
REISNER AVE

2776

DEF. = 6°
12°
18°
24°

CIRC. LENGTH = 70.42'

336.3
204.0
132.3



⑥
 $\Delta = \frac{33-04}{2} = 16-32$
 DEF. 4-8
 8-16
 12-24
 16-32
 RAD = 154.11
 CH. LENGTH = 22.2'

$\frac{32-64}{2} = 16-32$
 DEF. 4-8
 8-16
 12-24
 16-32

⑤
 $\Delta 33-04$
 $\Delta 42-30$ 21-15
 TAN = 22'
 RAD = 74.11
 CH. LENGTH = 10.62

SHEET 1
 HOOSIER ACRES-3RD ADD.

COT.
 GS.
 $RADIUS = \frac{1}{2} I \times TAN.$
 $\frac{1}{2} CHORD LENGTH = SINE \frac{1}{2} I \times RADIUS$
 $2\pi R = CIRCUM. OF O$

2
 48
 3
 144

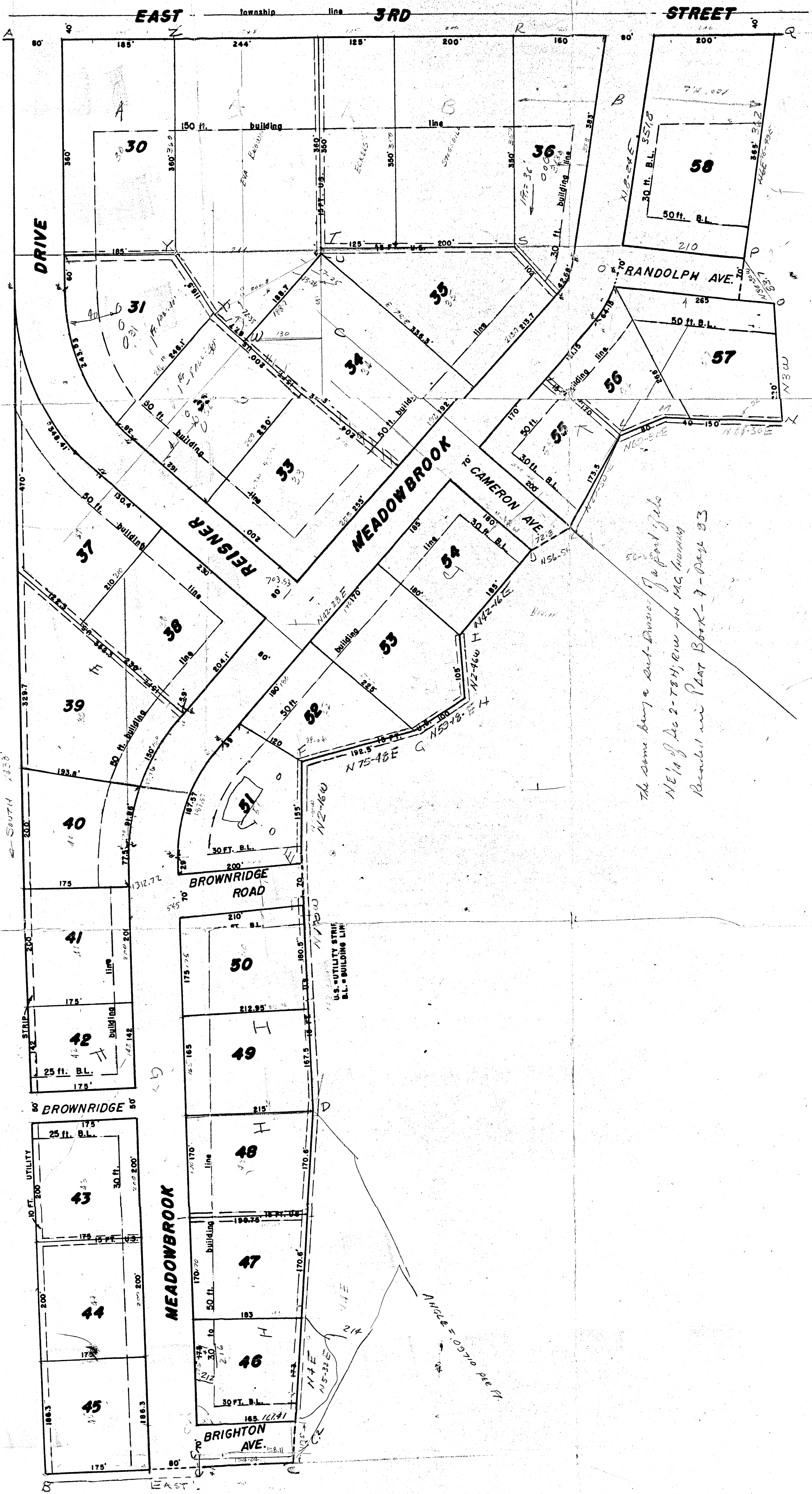
204
 120
 120

352
62
352
62
352

$$\begin{array}{r} 16-32 \\ 8-16 \\ \hline 2=4-8 \end{array}$$

$$\begin{array}{r} 4-8 \leftarrow \\ 4-2 \\ \hline 8-16 \leftarrow \\ 4 \times 8 \\ \hline 12-24 \leftarrow \\ 4-8 \\ \hline 16-32 \end{array}$$

HOOSIER ACRES 3RD. ADDITION



The same buy & sub-division of part of the
NE 1/4 of Sec 2-784, new for MC. Housing
Recorded in Plat Book 9 - Page 33

39
187.77
21.11
25.00
2.11

363
42.66
425.64

186
77
173

175
80
22.22
15.22
405.24

ANGLE = 09710 deg. ft

